



4 Meadowpark, Seafield

Offers Over £380,000





## 4 Meadowpark

Seafeld, Bathgate

Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this spacious semi-detached home, ideally located in the popular town of Seafeld.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Hall Entrance

12' 8" x 3' 4" (3.87m x 1.02m)

A welcoming hallway featuring a half-glazed front door and a charming side window that fills the space with natural light. Real wood flooring adds warmth and character, complemented by a fresh, clean décor. Practical under-stair storage offers convenience, while a radiator and central ceiling light ensure comfort and brightness. The hallway provides easy access to the lounge, kitchen, fifth bedroom, and staircase leading to the upper level.

### Lounge

15' 6" x 13' 10" (4.73m x 4.21m)

This beautiful and spacious lounge features elegant real wood flooring and tasteful wall lighting that creates a warm, inviting ambiance. A stunning large bay-style window floods the room with natural light, enhancing the open-plan layout that flows seamlessly into the kitchen-diner area. With plenty of space for freestanding furniture, this lounge offers both comfort and versatility—perfect for relaxing or entertaining.

### Kitchen/Diner

24' 8" x 10' 6" (7.52m x 3.20m)

This spacious open-plan kitchen, dining, and lounge area features a well-equipped kitchen with a range cooker, extractor, Belfast sink, integrated dishwasher and microwave. A stunning island with breakfast bar and storage adds style and function. Finished with real oak flooring and fresh décor, there's plenty of space for a dining table. French doors lead to the rear garden, with access to the utility room and hallway. The bright room is enhanced by spotlights and a feature pendant light over the island.

### Utility Room

This generously sized utility room offers excellent functionality, featuring a rear-facing window and a half-glazed door that provides easy access to the garden. There's ample space for both a tumble dryer and washing machine, along with plenty of storage cupboards to keep everything organized. Real wood flooring and modern spot lighting add a touch of style, while convenient access to the cloakroom WC enhances everyday practicality.







### Cloakroom Wc

5' 5" x 2' 11" (1.64m x 0.90m)

This handy cloakroom WC offers a practical and convenient space, featuring a side window for natural light and ventilation. It includes a WC and a washbasin, with vinyl flooring for easy maintenance and a central ceiling light for a bright, functional finish. Ideal for guests or everyday use, this compact room makes excellent use of space.

### Family Room

13' 9" x 9' 7" (4.19m x 2.92m)

This highly functional room is currently used as a family room but could easily serve as a fifth bedroom, home office, or playroom. It features a front-facing window that brings in plenty of natural light, stylish wall lighting, and attractive laminate flooring. With its flexibility and multiple potential uses, this space is a valuable addition to the home.

### Stairs & Landing

The stairs and landing feature soft carpet flooring and central ceiling lighting, creating a bright and comfortable transition space. The landing provides access to all four bedrooms and the bathroom, as well as a large cupboard that offers additional storage and leads to the attic, which has partial flooring. A front-facing window allows natural light to flood the area, enhancing the open and airy feel.

### Bedroom 1

11' 11" x 10' 6" (3.64m x 3.20m)

This spacious primary bedroom features a large front-facing window that fills the room with natural light, complemented by soft carpet flooring for a cozy feel. The room includes two extensive wardrobes, providing ample storage, along with a modern radiator and central spot lighting. A standout feature is the stylish bedside pendant lighting, adding a warm and elegant touch. Generous in size, this beautiful room also benefits from direct access to the ensuite, offering comfort and convenience.







### En Suite

This excellent-sized ensuite boasts a walk-in double shower with a mains-fed shower and a sleek pivot glass screen for easy access. A stylish vanity sink and WC are complemented by a mirrored cabinet, offering both functionality and storage.

### Bedroom 2

10' 10" x 11' 1" (3.30m x 3.38m)

This large and spacious room features rear-facing windows that offer stunning views stretching as far as Edinburgh. The room is fitted with carpet flooring and includes a centrally located radiator and ceiling light, ensuring comfort and brightness throughout. Currently used as an office space, it is equally well-suited as a double bedroom, offering plenty of room for free-standing furniture and flexible use.

### Bedroom 3

10' 11" x 9' 8" (3.32m x 2.94m)

This is a good-sized double bedroom featuring carpet flooring and a centrally positioned radiator for efficient heating. The room benefits from a rear-view window that allows for plenty of natural light, creating a bright and airy atmosphere. A central ceiling light provides ample illumination, and the space is enhanced by double fitted wardrobes, offering generous storage.

### Bedroom 4

10' 5" x 9' 9" (3.17m x 2.96m)

This excellent fourth bedroom is a generously sized double, featuring a front-facing window that allows for plenty of natural light. The room is finished with carpet flooring and includes a central light fitting for even illumination. Double fitted wardrobes provide ample storage space, making this a practical and well-presented room ideal for use as a comfortable bedroom or versatile living area.

### Bathroom

9' 0" x 7' 5" (2.74m x 2.25m)

This large and spacious bathroom offers both comfort and style, featuring a full-size bath. A modern vanity-style sink and WC add a contemporary touch, while wall and floor tiles provide a clean, cohesive finish.







## FRONT GARDEN

The lovely, appealing front garden features a neat lawn area bordered by an attractive monoblock path leading directly to the front door. Mature trees add a touch of elegance and charm, while bursts of colorful plants bring vibrant splashes of life and character to the space. This welcoming garden sets a warm and inviting tone for the home.

## REAR GARDEN

This lovely, large, and low-maintenance rear garden features durable artificial grass, providing a vibrant green space all year round. A fantastic decking area offers the perfect spot to sit and relax, ideal for outdoor entertaining or quiet moments. The garden is fully enclosed for privacy and security, with convenient side and rear gates, making it a beautiful and practical outdoor retreat.

## DRIVEWAY

### 2 Parking Spaces

A large monoblock driveway runs alongside the property, providing ample parking space for several vehicles. This spacious and well-maintained area offers convenient off-street parking, enhancing both practicality and curb appeal.

## GARAGE

### Single Garage

A good-sized garage is situated separately at the rear of the property, featuring an up-and-over door for easy access. The garage is also equipped with power, making it ideal for parking, storage, or use as a workshop.









4 Meadowpark, Seafield, Bathgate, EH47 7GA



Approx. Gross Internal Floor Area 1748 sq. ft / 162.42 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	83
England, Scotland & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	69	80
England, Scotland & Wales	EU Directive 2002/91/EC	





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